



Talbot County Board of Appeals
215 Bay Street, Suite 2
Easton, Maryland 21601
Phone: 410-770-8040

***Agenda Revised on 09/29/14**

10/06/14 **Appeal No. 14-1615, Harry Broadman (Patricia Sheehy's Property)**
7:00 p.m. 25606 Moores Road
Royal Oak, MD 21662
Tax Map 40, Grid 6, Parcel 05
Zone: RC/WRC (Rural Conservation/Western Rural Conservation)
Administrative Appeal: Applicants have filed an Administrative Appeal and Allegation of administrative error by the Planning Director and Planning and Permits Department in the issuance of fence permit/zoning certificate 14-274 to Patricia Sheehy authorizing a 6 foot high chain link fence in the critical area buffer adjacent to the property of Harry Broadman. Mr. Broadman asserts that the issuance of a permit for a chain link fence in the Shoreline Development Buffer is erroneous as a matter of law.

10/13/14 **No Meeting – Holiday**

10/20/14 **Appeal No. 14-1616, WJP, LLC, c/o William Paterakis**
7:00 p.m. 26895 Denny Road
Royal Oak, MD 21662
Tax Map 41, Grid 9, Parcel 20
Zone: RC (Rural Conservation)
Variance: Requesting the following variances of the required 100 foot Shoreline Development Buffer to: (1) construct an addition to the dwelling to consist of (a) screened (side) porch located 73' from MHW, (b) kitchen addition with entry porch, mudroom and interior stairs located 74' from MHW and (c) front covered porch located 85' from MHW, (2) construct a tower as an upward expansion over the 1st floor of the dwelling located 67' from MHW, the existing roofline is at 15'-1" and proposed height at tower will be 36'-2", (3) increase the roofline over the master bedroom wing, as a vertical expansion from 15'-1" to 25'-8.5", (4) increase the roofline over the main section of the dwelling, as a vertical expansion from 23'-8" to 35'-7" and (5) to construct a chimney located 67' from MHW. The closest point of the existing residence is 51' from MHW.

(Continued)

Meeting Cancelled

~~*10/27/14 Appeal No. 14-1617, R&L Farms, LLC~~

~~7:00 p.m. 10215 Chapel Road~~

~~Easton, MD 21601~~

~~Tax Map 18, Grid 17, Parcel 35~~

~~Zone: AC (Agricultural Conservation)~~

~~**Variance:** Applicant is requesting a variance of the required 10 foot separation between structures to 5 feet between a 18' 6" x 32' agricultural pole building and an existing grain elevator.~~

Meetings will be held at the Bradley Meeting Room, South Wing, Court House, 11 North Washington Street, Easton, Maryland